GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Revenue (R&S) Department - Exemption of Stamp duty under section 9 (1) (a) of Indian Stamp Act, 1899 and Registration fee under Section 78 of Registration Act, 1908 on conveyance deeds to be executed under the Scheme of regularization of Government lands unauthorized occupation (unobjectionable) by way of dwelling units in Rural and Urban areas in the State of Andhra Pradesh-Orders - Issued.

REVENUE (REGISTRATION.II) DEPARTMENT

G.O.MS.No. 134 Dated: 29-04-2025

Read the following:-

1. G.O.Ms.No.30, Revenue (Lands-I) Department, dated: 29.01.2025.

2. e-file bearing No.1456502 received from the Revenue(Lands-I) Department.

>><<

ORDER:

In the reference 1st read above, the Revenue (Lands-I) Department has issued orders for Regularization Scheme, 2025 of unauthorized occupation on unobjectionable Government land by way of dwelling units in the State of Andhra Pradesh duly superseding all the earlier G.Os and proposals for extension of time for filing of applications, execution of conveyance deeds, provision of alienable rights, etc. with reference to the schemes introduced vide G.O.Ms.No.296, Revenue (ASSN.I) Department, dated: 12.08.2015, G.O.Ms.No.388, Revenue (ASSN.I) Department, dated: 24.08.2017 & G.O.Ms.No.60, Revenue (Lands.I) Department, 16.02.2023.

2. In the reference 2nd cited, the Revenue (Lands-I) Department has requested to issue further orders with regard to point (9) of Annexure of G.O.Ms.No.30, Revenue (Lands.I) Dept., dated 29.01.2025, issued orders Regularization Scheme, 2025 of unauthorized occupation on unobjectionable Government land by way of dwelling units in the State of Andhra Pradesh.

3. Government after careful examination, the matter have decided to exempt the Stamp Duty and Registration fee for execution of conveyance deeds as prescribed in the following statement for regularization of unauthorized occupation on unobjectionable Government land by way of dwelling units in Rural and Urban areas in the State of Andhra Pradesh:-

(P.T.O.)

Sl.No	Extent in Sq. yards	Cost of allotment	Execution of conveyance deed
i	Up to 150	D-Patta (Conveyance deed) shall be given free of cost to all eligible persons pertaining to BPL/APL families (with alienable rights on completion of 2 years from the date of issue of patta).	Full exemption of Registration fee and stamp duty
ii	151 to 300	15% of basic value for BPL Category.	50% of registration fee and stamp duty
iii	151 to 300	15% of basic value for APL Category.	Normal registration fee and stamp duty
iv	301 to 450	100% of basic value for BPL Category.	50% of registration fee and stamp duty
v	301 to 450	200% of basic value for APL Category.	Normal registration Fee and stamp duty
vi	451 and above	5 times of basic value irrespective of BPL/APL Category.	Normal registration Fee and stamp duty
vii	If not paid	Eviction irrespective of BPL/APL Category.	

Note:

1. The present Basic Value of the land as on the date of issue of G.O. shall be as per the AP Revision of Market Value Guidelines Rules, 1998 as amended from time to time shall be applicable.

2. Where no basic value of the land is notified, the Collector would take necessary action to fix the basic value of the land as per the prescribed procedure in the Revision of Market Value Guidelines Rules, 1998 as amended from time to time.

3. For the full extent under occupation, the applicable rate shall be applied. There shall be no telescopic calculation.

4. Accordingly, the following notification will be published in an Extraordinary Issue of the Andhra Pradesh Gazette, dated: 29.04.2025.

NOTIFICATION-I

In exercise of the powers conferred by Clause (a) of Sub section (1) of Section 9 of the Indian Stamp Act,1899, the Governor of Andhra Pradesh hereby remit the Stamp Duty chargeable on conveyance deeds to be

Contd..3.,

executed under the Scheme of regularization of Government lands unauthorized occupation (unobjectionable) by way of dwelling units in Rural and Urban areas in the State of Andhra Pradesh as prescribed in the table at para 3 above.

NOTIFICATION-II

In exercise of the powers conferred by Section 78 of the Registration Act, 1908 (Act XVI of 1908), the Governor of Andhra Pradesh hereby makes the following amendment to the Book 1 of CARD of "Table of fee" issued in G.O.Ms.No.463 Revenue (Regn.I) Department, dated:17.08.2013 and subsequently amended from time to time.

AMENDMENT

In the said "Table of Fees" after category 6(u), the following shall be added as 6(v) namely:

6(v) Registration fee shall be levied as prescribed in the table at para 3 above for regularization of unauthorized occupation on unobjectionable Government land by way of dwelling units in Rural and Urban areas in the State of Andhra Pradesh.

5. The Commissioner and Inspector General of Registration and Stamps, A.P., Tadepalli shall take further necessary action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

G. JAYALAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT(FAC).

To
The Commissioner of Printing, Stationary and Stores Purchases, (Printing Wing Department A.P. Vijayawada) He is requested to publish the Notification and furnish 25 copies to the C&IG Registration and Stamps A.P.Tadepalli under copy marking to this Department.
The Commissioner and Inspector General of Registration and Stamps, A.P., Tadepalli.

Copy to:
The Principal Secretary to Hon'ble Chief Minister.
The OSD to Minister for Revenue, Registration and Stamps.
The Revenue (Lands.I) Department.
SF/SC.

//FORWARDED :: BY ORDER//

SECTION OFFICER.